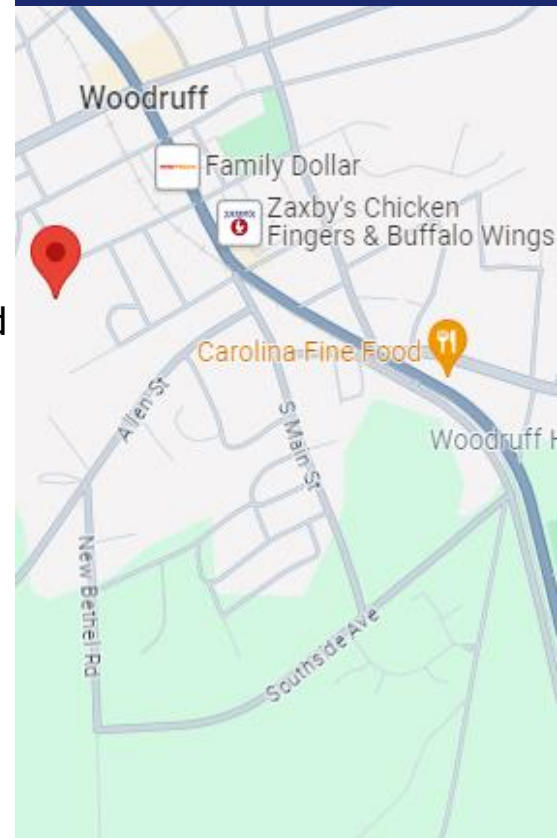




FORMER CHURCH IN WOODRUFF, SC AVAILABLE FOR LEASE

- +/- 2,625 SF former church for lease in Woodruff, SC
- +/- 0.96 acres of land with large parking lot
- Located on a quiet street within walking distance from Main Street
- The city of Woodruff mandates that this building only be used as a religious institution
- Building will be delivered in a shell condition as owner is still renovating the building
- Rent abatement available while building is upfitted
- Lease Rate: \$2,500/month
- Modified Gross Lease – Tenant responsible for all utilities and landscaping
- City of Woodruff, SC in Spartanburg County
- Tax ID: #4-32-07-165.01

**LEASE RATE:
\$2,500/MONTH**



PICTURES



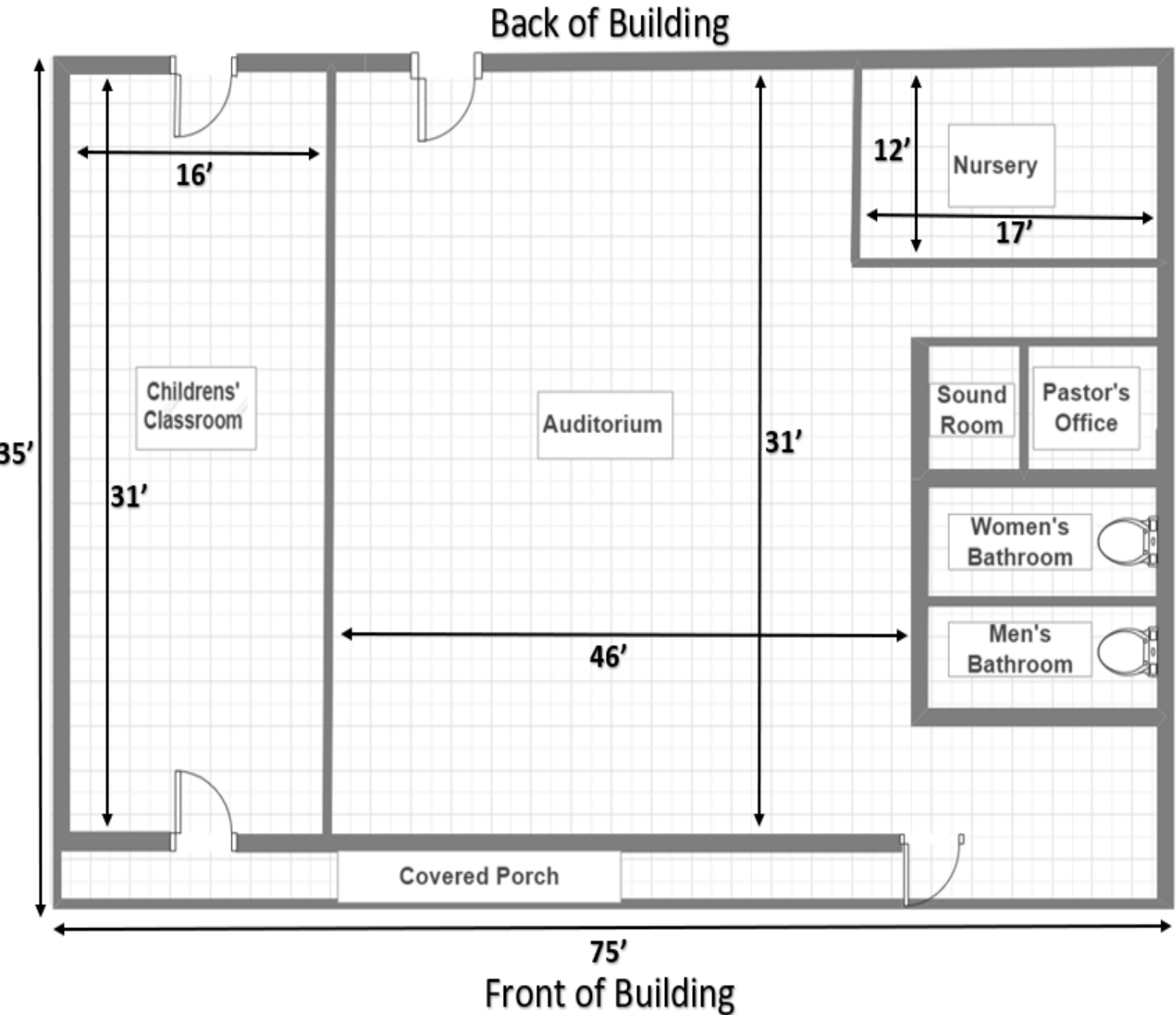
PICTURES




ADDITIONAL PICTURES



FLOORPLAN



DEMOGRAPHICS

270 South St, Woodruff, SC 29388						
Building Type: Specialty Class: - RBA: 3,200 SF Typical Floor: 3,200 SF		Total Available: 0 SF % Leased: 100% Rent/SF/Yr: -				
Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	3,521		8,043		12,697	
2023 Estimate	3,359		7,681		12,148	
2010 Census	3,093		7,110		11,195	
Growth 2023 - 2028	4.82%		4.71%		4.52%	
Growth 2010 - 2023	8.60%		8.03%		8.51%	
2023 Population by Age						
	3,359		7,681		12,148	
Age 0 - 4	210	6.25%	450	5.86%	695	5.72%
Age 5 - 9	218	6.49%	457	5.95%	703	5.79%
Age 10 - 14	240	7.14%	504	6.56%	775	6.38%
Age 15 - 19	243	7.23%	523	6.81%	806	6.63%
Age 20 - 24	225	6.70%	497	6.47%	775	6.38%
Age 25 - 29	229	6.82%	506	6.59%	782	6.44%
Age 30 - 34	234	6.97%	515	6.70%	793	6.53%
Age 35 - 39	215	6.40%	472	6.15%	731	6.02%
Age 40 - 44	196	5.84%	438	5.70%	687	5.66%
Age 45 - 49	187	5.57%	436	5.68%	700	5.76%
Age 50 - 54	193	5.75%	466	6.07%	765	6.30%
Age 55 - 59	199	5.92%	489	6.37%	812	6.68%
Age 60 - 64	192	5.72%	474	6.17%	790	6.50%
Age 65 - 69	174	5.18%	435	5.66%	721	5.94%
Age 70 - 74	152	4.53%	386	5.03%	629	5.18%
Age 75 - 79	114	3.39%	289	3.76%	461	3.79%
Age 80 - 84	74	2.20%	186	2.42%	289	2.38%
Age 85+	65	1.94%	158	2.06%	233	1.92%
Age 65+	579	17.24%	1,454	18.93%	2,333	19.20%
Median Age	36.90		39.10		40.10	
Average Age	38.40		39.90		40.40	